This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

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Address New Owner(s):
The Elam Company
1701 21st Avenue South
Nashville, TN 37212

Send Tax Bills to
New Owner

Map: 118-2
Parcel: 73

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **THE MELROSE PARTNERSHIP**, a Tennessee general partnership (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **THE ELAM COMPANY**, a Tennessee corporation (the "Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, described on Exhibit "A" attached hereto.

This is improved property known as 2531 Franklin Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out on Exhibit "B" attached hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

48346

AUG 9 3 32 PM '90

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of August, 1990.

THE MELROSE PARTNERSHIP,
a Tennessee general partnership

By: _____
George N. Spiva by his attorney-in-fact Robert P. Thomas pursuant to Power of Attorney of record in Book 5876, Page 560, Register's Office for Davidson County, Tennessee

By: _____
R. Thomas Patten

By: _____
Vianda Hale Hill by her attorney-in-fact Robert P. Thomas pursuant to Power of Attorney of record in Book 5774, Page 396, Register's Office for Davidson County, Tennessee

By: **NORTH AMERICAN PROPERTIES, INC.**

By: _____
Robert P. Thomas, Secretary

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert P. Thomas with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of George N. Spiva and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 7th day of August, 1990.

Notary Public

My Commission Expires: 1/28/93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, R. Thomas Patten, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a partner of The Melrose Partnership, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 7th day of August, 1990.

Notary Public

My Commission Expires: 1/28/93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert P. Thomas with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Vianda Hale Hill and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 7th day of August, 1990.

Notary Public

My Commission Expires: 1/23/93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert P. Thomas, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the secretary of North American Properties, Inc., the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 7th day of August, 1990.

Notary Public

My Commission Expires: 1/23/93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of August, 1990.

Notary Public

My Commission Expires: May 8, 1991

Land in the First Civil District, Davidson County, Tennessee described according to a survey by R.L. Montoya-Land Surveying dated January 28, 1988, and revised July 25, 1990, as follows:

Beginning at a point in the westerly margin of Franklin Pike, said point being the northeast return corner for Horner Avenue; thence, along the westerly margin of Franklin Pike, North 16° 41' 23" West 297.50 feet to an iron pin, the southeast corner of the hereinafter described tract and the point of beginning for this description; thence, leaving said westerly margin along the south line of this tract South 73° 34' 28" West 128.00 feet to a witness corner a total distance of 149.28 feet to a point in the east line of Lot 71, Kirkwood Heights The W.T. Berry Estates Section 5 of record in Plat Book 1130, page 22, Register's Office of Davidson County, Tennessee, thence, along said east line of Lot 71 and Lot 72 North 16° 27' 32" West, 124.40 feet to a point, said point being the northwest corner of this tract; thence along the north line of this tract North 73° 34' 28" East, 15.28 feet to a witness corner a total distance of 149.28 feet to the westerly margin of Franklin Pike; thence, along said westerly margin of Franklin Pike South 16° 41' 23" East, 124.40 feet to the point of beginning, containing 18,540 square feet or 0.43 acres more or less.

Being part of the property conveyed to The Melrose Partnership by deed from Sam H. Hirshberg, Trustee, of record in Book 7464, page 373, Register's Office for Davidson County, Tennessee.

1. Metro taxes for 1990, a lien but not yet due and payable.

2. Condition of Owners Certificate and a 20 foot easement for public utility purposes along the rear line of said lot, as shown on the Plan of record in Plat Book 1130, pages 18 & 22, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

8651 08/09 0101 03CHECK 1259.50

5:MJP0803901.wp

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8171 PAGE 877

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 375000.00
				CON TX 1237.50
				PRFEE 1.00
				MDEED 21.00
				TOTAL 1259.50
				CHECK 1259.50
08/09/90	01			15:39 0001 8651

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48346

IDENTIFICATION REFERENCE

AUG 9 3 32 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 345099